



54 Station Approach

West Byfleet, KT14 6NE

**Property benefiting from
existing high quality fit-out**

1,307 sq ft

(121.42 sq m)

- Existing high quality fit-out
- Mid-terraced retail property
- 2 car parking spaces at rear
- Previous use: Beauty Salon
- Kitchen and WC facilities

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Summary

Available Size	1,307 sq ft
Rent	£30,000 per annum
Rates Payable	£6,112 per annum
Rateable Value	£16,000
Service Charge	N/A
VAT	Applicable
EPC Rating	B

Description

The property comprises a mid-terrace, two-storey retail unit situated within the Station Approach retail parade. The ground floor features an open plan retail area at the front, with several offices, a kitchen, and WC facilities at the rear. The first floor offers three offices and WC facilities.

Additionally, the property includes two car parking spaces accessible through a secure gated entrance.

Location

The property occupies a prominent position on Station Approach, in close proximity to West Byfleet train station, offering direct journeys to London Waterloo within 33 minutes.

Surrounding occupiers includes various convenience retailers, independent restaurants, and a Waitrose Supermarket. Additionally, the property is conveniently located within a 2-minute walk from the Botanical Place retirement village.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	936	86.96	Let
1st	371	34.47	Let
Total	1,307	121.43	

Terms

The property is available on a full repairing and insuring lease, for terms to be agreed.

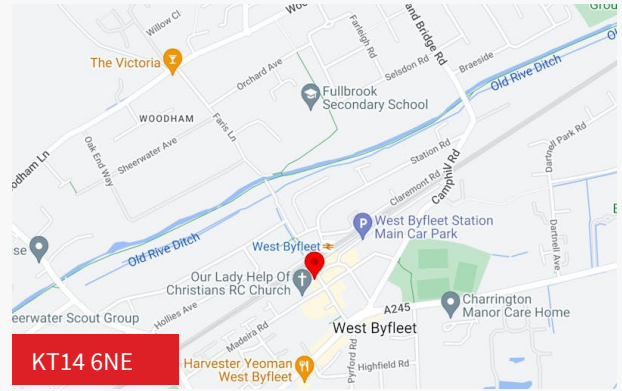
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the sale.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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